



ALASDAIR
MORRISON
&
Mundys



Vine Cottage, Station Road, Fiskerton, Southwell, NG25 0UG

£450,000

An exceptionally well-maintained period cottage which retains many original features, situated in this popular Trent Valley village with a well-stocked private cottage garden. The property in briefly comprises of garden room, lounge, breakfast kitchen with pantry, cloakroom/WC, dining room, first floor, master bedroom with en-suite shower room, two double bedrooms and bathroom. Outside there is a block paved driveway, single garage, workshop/office and a south-west facing rear private cottage garden. We highly recommend viewing this delightful home, call 01636 813 971 to view today.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Fiskerton is a thriving and popular rural Trent Valley Village approximately 3.5 miles from the Minster town of Southwell. The Village benefits from being in the Southwell Minster School catchment area with free buses to the schools in Southwell. Also benefiting from a Post Office/Store, Public House and direct rail link connecting Newark and Nottingham (20 mins) and Lincoln. There is a village green and good community spirit. Beautiful surrounding countryside offers plenty of wonderful river and country walks right on your doorstep.





F4RN - FULL FIBRE Construction of the F4RN network started in 2016, and now provides fibre to the properties of over half the residents of Fiskerton and Morton. It was built by a team of volunteers with the help of local landowners. It now has a gigabit (1000 Mbps) network delivering amazing future-proof broadband connections which transform online experience. F4RN is a non-profit Community Benefit Society (a special form of Limited Company).

ACCOMMODATION

LOUNGE

12' 7" x 11' 10" (3.84m x 3.61m) With Dimplex electric fire with wooden over mantel, Flagstone hearth, two double glazed windows to front elevation, double glazed window to the rear elevation and beamed ceiling.



GARDEN ROOM

15' 8" x 4' 10" (4.78m x 1.47m) With double glazed stable door giving access to the garden room, brick base with double glazed windows to the rear garden, tiled floor and glazed panelled door to the open plan breakfast kitchen.

KITCHEN

12' 8" x 9' 2" (3.86m x 2.79m) With a range of base units with wooden work surfaces over, undermounted double ceramic sink with grooved drainer, SMEG electric oven, SMEG four ring hob, fridge space, beamed ceiling and double glazed window to rear garden.



BREAKFAST ROOM

12' 1" x 11' 8" (3.68m x 3.56m) With double glazed windows to rear garden and front elevation, understairs storage with coat hooks and light, log burner with brick surround and wooden over mantel, beamed ceiling and stairs rising to the first floor landing.

INNER LOBBY

Access via the kitchen which has a recessed pantry area with shelving, door off to the cloakroom/WC



DINING ROOM

11' 7" x 11' 11" (3.53m x 3.63m) With double glazed bay window to side elevation, multipaned glazed panelled window to rear elevation, radiator and beamed ceiling.

CLOAKROOM/WC

With low level WC, vanity wash hand basin, double glazed window to rear elevation and radiator.



FIRST FLOOR LANDING

With two radiators, beamed ceiling, double glazed window to front elevation and gives access to the roof space which provides storage and is part boarded with roof light.

MASTER BEDROOM

22' 2" x 12' (6.76m x 3.66m) With two double glazed windows to front elevation, double glazed window to rear elevation, radiator, a range of fitted wardrobes with cupboards over and door to the en-suite.

EN-SUITE

With double glazed window to rear elevation, wash hand basin with vanity upstand, heated towel rail, low level WC and corner shower cubicle with shower.



BEDROOM 2

11' 5" x 12' (3.48m x 3.66m) With double glazed windows to front and rear elevations, fitted wardrobes, radiator and strip wooden flooring.

BEDROOM 3

12' 4" x 8' 11" (3.76m x 2.72m) With double glazed window to rear elevation, fitted wardrobes, radiator, strip wooden flooring and Viessmann central heating boiler.

BATHROOM

6' 2" x 5' 10" (1.88m x 1.78m) With panelled bath with curtain rail and shower over, low level WC, pedestal wash hand basin, splash tiled surround, radiator and double glazed window to rear elevation.



OUTSIDE

Access is gained to the rear of the property with right of access to the blocked paved driveway which has its own vehicle gate, rear lighting. A further hand gate gives access to the rear of the property which has an enclosed lawned garden, offering an extensive range of well-stocked flowers, shrubs, beds and borders. There is also a large Flagstone private patio area, rear lighting, greenhouse, shed and outside tap.

GARAGE

17' 1" x 9' 3" (5.21m x 2.82m) With electric roller door, light and power

OFFICE/WORKSHOP

17' 1" x 9' 2" (5.21m x 2.79m) With light and power.





WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Coverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

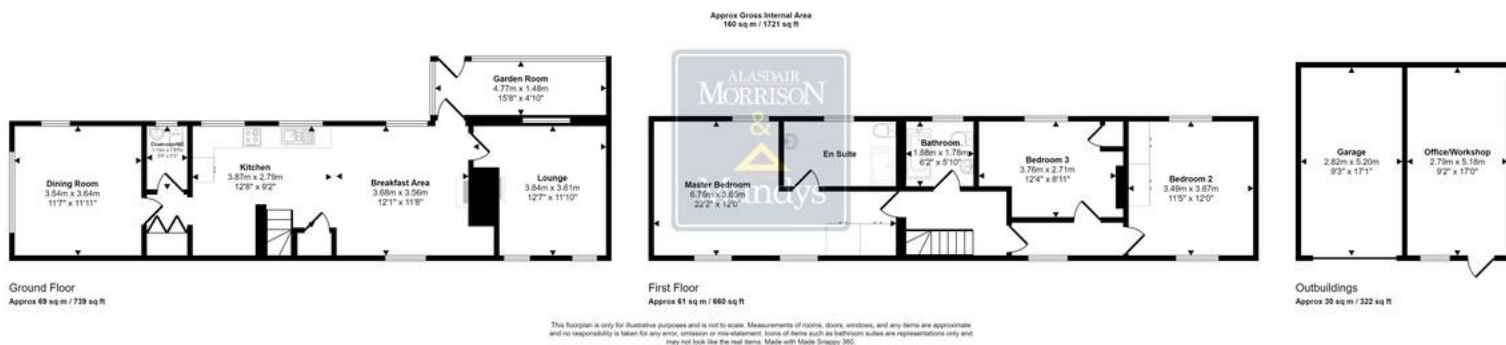
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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